



CITY OF CONCORD

NEW HAMPSHIRE

City Hall • 41 Green Street • Concord, NH 03301 • tel. 603/225-8595 • fax 603/228-2701

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ECONOMIC DEVELOPMENT ADVISORY COUNCIL

Minutes

June 5, 2009

7:30 A.M.

The meeting convened at 7:30 A.M. in the Second Floor Conference Room, City Hall, 41 Green Street, Concord. Coffee and refreshments were served compliments of Dr. Douglas Black.

Chairperson Carley called the meeting to order at 7:35 A.M.

PRESENT: Allen Bennett, Tim Bernier, Doug Black, Christopher Carley, Maura Carroll, Byron Champlin, Peter Cook, Larry Gloekler, John Hoyt, Jan McClure, Bill Norton, Claudia Walker, and Stephen Heavener

ABSENT: Mark Coen and Dan St. Hilaire

STAFF: Carlos Baía, Deputy City Manager - Development
Matthew R. Walsh, Assistant for Special Projects
Bev Rafferty, Administrative Assistant

GUEST: Matt Monahan, Central NH Regional Planning Commission

I. MINUTES OF THE APRIL 3RD EDAC MEETING AND APRIL 9TH AND MAY 8TH REGULATIONS SUB-COMMITTEE MEETINGS

Bill Norton had an edit to the April 3rd EDAC minutes; page 6, item VIII, first paragraph, change the word "Virtual" to "Vital".

Byron Champlin made a motion to accept the minutes as amended; seconded by Allen Bennett; motion passed unanimously.

Later in the meeting, Claudia Walker had an edit on page 4 of the April 3rd EDAC minutes, second paragraph, to remove the wording "no development can be done in the Urban Growth Boundary".

II. EDAC REGULATIONS SUB-COMMITTEE FINAL REPORT

Chairperson Carley gave a review of the past year's activities of this sub-committee and briefly discussed the report provided in EDAC's agenda package this month. Mr. Carley asked EDAC to review, discuss, amend/modify, or approve this report for submission to the City Council.

He reminded EDAC of the Mayor's request to solicit changes to the ordinances to be written in the next couple of years. This process was broken down into two parts; first, start using the existing ordinance and make changes and second, take some of the regulations and make them less generic and more defined.

He informed EDAC that the subcommittee had written some changes but they were looking for input from EDAC.

Byron Champlin noted a lot of time had been spent on this report. Bill Norton included that a fresh perspective from EDAC would be good.

It was also noted that Planning Board and staff review will be needed.

Dr. Black inquired about what happened with Kaleidoscope; why was Concord not able to keep them here. Carlos Baía provided an explanation of what the city had done to help the owner but her decision to move was purely financial. She was able to obtain the square footage she required at a rental rate better than could be found in Concord. Mr. Baía noted this is a national cycle to business. He continued that Main Street Concord had supplied him with a list of businesses that want to locate or expand in downtown.

Stephen Heavener informed EDAC that Kaleidoscope was a recipient of the Opportunity Corridor loan fund but they were not going to call the loan as the owner is going to continue the note; this is something CRDC will need to discuss regarding further Opportunity Corridor loans and what happens when the business exits the Corridor.

There was some further discussion regarding downtown businesses and Carlos Baía noted that Ken Lurvey, the city's Business Development Coordinator, had been conducting business visitations with the downtown businesses. His report shows businesses have been very candid.

Tim Bernier noted that what the subcommittee had done would minimally affect the downtown; they were trying to encourage redevelopment of the second floor spaces. Also, the subcommittee did not address building codes as that is a State code that is pretty much the same all around the State.

Chairperson Carley noted one thing to change is having two regulatory processes on the same request. Byron Champlin noted encouraging flexibility and entrepreneurship so the good ideas are not inhibited.

Peter Cook inquired if the Development Team came about to ease the double jeopardy. It was not. The Development Team is to get everyone that has any influence on a project to the table with the potential builder/developer and find out what they need to get going on the project. The meeting may not cover everything but does cover the majority of issues that might be faced. Matt Walsh gave a brief history of how the Development Team came into existence.

Regarding this report, if EDAC votes to put this forward, where would it then go? Stephen Heavener inquired if there were any perceived costs. Chairperson Carley noted there was no fiscal note with this report. Byron Champlin noted he would be surprised if there is any cost involved but it should be checked out; there may be some cost to administer the rules.

Jan McClure noted that EDAC could recommend to City Council to invite the review process of this report. Tim Bernier noted words in the report should not be used verbatim in the regulations. If EDAC agrees, the report will be submitted to the Mayor and City Council and they would refer it to staff and start the process. Claudia Walker inquired if it was reasonable to request a time line. Chairperson Carley noted a meeting he had with the Mayor and it will be after the budget process is completed. As for staff and Planning Board time line, EDAC could suggest something to City Council.

Peter Cook inquired how these recommendations get to staff. Chairperson Carley noted the subcommittee had not talked to staff and it was not asking staff to make policy but to implement it. Mr. Baía noted that he will work to ensure that staff provides an impartial analysis.

Carlos Baía directed EDAC's attention to the recommendation made to institute term limits for City boards. With regard to the term limits, Tim Bernier noted he has discussed this with former Planning Board members and they feel this is a good idea. Chairperson Carley noted that if EDAC makes this recommendation, it needs to be understood what the ramifications are.

Chairperson Carley continued that on page 3, second block, there are specific things the subcommittee is asking them to change and that is the way they regulate sustainable design. Bill Norton suggested putting the words sustainable design in quotes as that term is just a buzz word right now. All agreed.

Chairperson Carley continued with a definition of "sustainable design".

It was suggested breaking this report into segments for staff to review as the report compiles a year's worth of work.

The RO district - page 4 - was discussed. Jan McClure spoke on this item. She feels only minimal development should be allowed in this district to avoid sprawl and not increase the tax burden to the larger areas. If more people are out there, the city will have to put services out there. She suggested deferring that problem to the cluster ordinance and would like to have staff and boards review that.

Discussion continued on sub-dividable lots; percentage of acreage that would have to go into conservation easements; in-law apartments, demographic issues, etc. Matt Walsh noted in-law apartments were created as a deed restriction. It was inquired if a builder is approved for an in-law apartment but they put in a duplex, are they in violation?

After some general discussion, Byron Champlin noted this report should be discussed further at the next EDAC meeting and that EDAC should review the report section by section and then obtain comments and vote.

Maura Carroll commented that she thinks the subcommittee has done a great job addressing these issues and they are important issues. She did note that the page 3, Section 1, item 4 requirement was made before she became a member of EDAC and it, of course, directly involves her office.

It was then decided that since attendance at the July 10th meeting date might be small, the EDAC meeting will be moved to Friday, July 31st, 7:30 A.M. at Lincoln Financial with Byron Champlin hosting.

Mr. Champlin also thanked Carlos Baía for his help with this report and his hard work in drafting it and making changes essential for this. Larry Gloekler commented that the report covered a lot of ground.

(At 8:45 A.M. Doug Black left the meeting.)

There was brief discussion regarding how great the parking garage complex looked for the Rock-N-Race held recently. There was also some brief discussion about Steve Duprey's new building on the south end and discussion of the new TIF.

III. REDEVELOPMENT SUB-COMMITTEE STATUS REPORT

Bill Norton briefly reviewed the report provided in this month's EDAC package. There was discussion about the sub-committee going back and forth on long term goals or just two to three year redevelopment goals. Jan McClure inquired if this had anything to do with the redevelopment authority and John Hoyt commented there is nothing happening with that right now.

Chairperson Carley noted EDAC needs some time to talk about this report and suggested it be on the agenda for the July meeting, following discussion and vote on the Regulations Sub-Committee Report. If time is short that day, it will be moved to the August or September meeting. Jan McClure noted it is important that EDAC work within the existing properties vs. creating something new and she continued that the redevelopment authority would touch some of the properties listed in the draft report but not all.

Chairperson Carley thanked the members of the redevelopment sub-committee for their hard work on this issue.

Due to the time no other agenda items were discussed at today's meeting.

VII. ADJOURNMENT

There being no further business and upon a motion duly made and seconded, the meeting adjourned at 9:05 A.M.

Respectfully submitted,

Beverly A. Rafferty
Administrative Assistant